

ER-3-1447

Buildings and Grounds!

1 August 1952

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TO: Director of Central Intelligence
FROM: Acting Deputy Director (Administration)
SUBJECT: New CIA Building vs. Movement into Navy or Munitions Building

1. **PROBLEM.** Is it desirable to pursue the assignment of the Navy or Munitions Building to CIA, or to construct a new building designed to meet Agency requirements.
2. **FACTS BEARING ON THE PROBLEM.**
 - a. CIA has permanent enabling legislation to build a new building at a cost of \$38,000,000.
 - b. Possible building sites:
 - Nevius tract.
 - Present CIA headquarters location.
 - c. Nevius tract--it has been estimated that it would cost approximately \$12,500,000 to build on this site. Construction would require two and one-half to three years.
 - d. Present CIA headquarters location--it has been estimated that an adequate building can be constructed in this area for less than \$38,000,000, including acquisition of land, which would cost approximately \$6,000,000. Time required for construction would be two and one-half to three years.
 - e. Navy Building. Estimated cost of moving to Navy Building (including moves of other agencies involved)--approximately \$11,161,000. Time required to complete move--approximately two years. This would permit 100 percent consolidation, exclusive of warehouses, etc.
 - f. Munitions Building. Estimated cost of moving to Munitions Building (including moves of other agencies involved)--approximately \$8,100,000. Time required to complete move--one year. This building would accommodate approximately 70 percent of the Agency and the remaining 30 percent would stay in present location.

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3. **DISCUSSION.** The estimated cost of construction on the Nevius tract is \$4,500,000 in excess of the amount authorized in our enabling legislation. In addition, use of this site would probably meet with objection by the National Capital Park and Planning Commission and the Fine Arts Commission. However, we could probably build on our present location within the amount authorized and without encountering comparable obstacles.

While we could undertake preliminary planning using funds now available to the Agency, it would be at least six months before an appropriation could be requested from Congress, which means that a new building would not be ready for occupancy for three to three and one-half years from now, and it is not certain that Congress would appropriate the necessary funds.

The Navy Building would permit 100 percent consolidation of the Agency, exclusive of warehouses, etc., and is preferable to the Munitions Building. The acquisition of either, however, would eliminate any justification for a new CIA building in the foreseeable future. The Navy and Munitions Buildings are both old, temporary buildings which, although a great improvement over what we now have, still are far from ideal for our purposes, and would be expensive to maintain.

4. **CONCLUSIONS.** In view of the time lag in our ability to request funds for a new building and the uncertainty of obtaining those funds, together with the substantial additional time required to construct a new building, it is concluded that it is desirable to make an immediate attempt to obtain as a first choice the Navy Building and as a second choice the Munitions Building.

4. **ACTION RECOMMENDED.** That action be taken to acquire the Navy Building for CIA as expeditiously as possible.

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CONFIDENTIAL L. K. WHITE
Acting Deputy Director
(Administration)

Approved (~~disapproved~~), ~~exceptions~~, if any.

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Acquisition

15/
WALTER B. SMITH
Director

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